



## **Woodbrook Dart Gateway Building Life Cycle Report**

**June 2026**

## INTRODUCTION

The Planning Design Standards for Apartments – Guidelines for Planning Authorities (2025) were published in July 2025 (hereafter referred to as the Apartment Guidelines 2025). These Guidelines place an emphasis on the operation and management of apartment developments, noting that certainty regarding the long-term management and maintenance structures is a critical aspect of this form of residential development.

Section 6.2 – “Operation and Management of Apartment Developments” requires that planning applications for apartment development include a Building Lifecycle Report, which (i) assesses long-term running and maintenance costs on a per-unit basis at the time of application, and (ii) demonstrates what measures have been considered by the proposer to effectively manage and reduce costs for the benefit of residents.

This Building Lifecycle Report has been prepared to address the requirements of Section 6.2 of the Apartment Guidelines 2025.

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An assessment of long term running and maintenance costs as they would apply on a per residential unit basis at the time of application.

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Measures specifically considered by the proposer to effectively manage and reduce costs for the benefit of residents.

## PROPOSED DEVELOPMENT

The proposed residential development is on a site measuring c. 2.63 hectares gross at lands south of Shanganagh Cemetery and east of Woodbrook DART Station, within the Woodbrook Local Area Plan boundary, Shanganagh, Shankill, Cork Little, Dublin. The proposed development comprises primarily a residential scheme of 359 no. residential units, consisting of 353 no. apartment units and 6 no. duplex units, in a mix of 1-, 2- and 3-bedroom units accommodated within 2 no. apartment blocks (Blocks P and Q), ranging in height from 2–8 storeys, including associated balconies and terraces.

The development also includes public open space and communal open space serving the blocks; internal road networks; pedestrian and cycle facilities; car and bicycle parking; ESB substations; and all associated and ancillary site development and infrastructural works, including hard and soft landscaping and boundary treatments.

Vehicular, cyclist and pedestrian access to serve the proposed development will be facilitated by the existing/permitted masterplan access arrangements, with the main vehicular access continuing to be from the R119 (Old Dublin Road) via Woodbrook Avenue, as delivered under the permitted Woodbrook Phase 1 scheme (ABP Ref. ABP-305844-19).

Block P comprises 153 no. residential units, consisting of 82 no. 1-bed units, 18 no. 2-bed 3-person units, 46 no. 2-bed 4-person units and 3 no. 3-bed 5-person duplex units. The units are arranged within an apartment/duplex block ranging in height in accordance with the overall scheme parameters, from 2 to 8 storeys, with duplex units provided at ground-floor level. Block P also includes a communal roof garden.

Block Q comprises 206 no. residential units, consisting of 76 no. 1-bed units, 27 no. 2-bed 3-person units, 100 no. 2-bed 4-person units and 3 no. 3-bed 5-person duplex units. The units are similarly accommodated within an apartment/duplex block ranging in height in accordance with the overall scheme parameters.

Surface car parking is proposed at a total quantum of 118 spaces across the development, comprising 111 standard spaces, 5 accessible spaces and 2 EV spaces. Bicycle parking, including long-term resident and short-term visitor provision, will be provided within dedicated internal and secure locations, as well as within the public realm in convenient groupings adjacent to entrances. Pedestrian and cycle facilities form part of the internal movement network, providing connections through the development and onwards to the wider Woodbrook masterplan area and DART station environs.

**SECTION 1**

**AN ASSESSMENT OF LONG-TERM RUNNING AND MAINTENANCE COSTS AS THEY WOULD APPLY ON A PER RESIDENTIAL UNIT BASIS AT THE TIME OF APPLICATION**

## 1.1 Long Term Running Costs

At all stages during design development the Applicant and their design team has sought to ensure that long-term running costs for residents and maintenance costs for the operators are reasonable. Aeval is an associated company of Castlethorn Construction who have a proven track record in the delivery of high-quality homes including apartment schemes of scale, both private and social. This is evidenced in the current scheme design which provides an excellent end-product which will be easily managed and maintained for the foreseeable future.

## 1.2 Property Management of the Common Areas of the development

A property management company will be engaged at an early stage of the development to ensure that all property management functions are dealt with for the development and that the running and maintenance costs of the common areas of the development are kept within the agreed Annual operational budget.

The property management company will enter into a contract directly with the OMC for the ongoing management of the built development. Note that this contract will be for a maximum period of 3 years and in the form prescribed by the PSRA.

The **Property Management Company** also has the following responsibilities for the apartment development once constructed:

- Timely formation of an Owners Management Company (OMC) – which will be a company limited by guarantee having no share capital. All future purchasers will be obliged to become members of this OMC.
- Preparation of annual service charge budget for the development common areas.
- Fair and equitable apportionment of the Annual operational charges in line with the MUD Act.
- Engagement of independent legal representation on behalf of the OMC in keeping with the MUD Act - including completion of Developer OMC Agreement and transfer of common areas.
- Transfer of documentation in line with Schedule 3 of the MUD Act
- Estate Management.
- Third Party Contractors Procurement and management
- OMC Reporting.
- Accounting Services.
- Corporate Services.
- Insurance Management
- After Hours Services.
- Staff Administration.

## 1.2 Service Charge Budget

The property management company has a number of key responsibilities with first and foremost being the compiling of the service charge budget for the development for agreement with the OMC. The service charge budget covers items such as cleaning, refuse management, utility bills, insurance, landscaping, maintenance of mechanical/electrical lifts/life safety systems, security, property management fee, etc, to the development common areas in accordance with the Multi Unit Developments Act 2011 ("MUD" Act).

This service charge budget also includes an allowance for a Sinking Fund and this allowance is determined following the review of the Building Investment Fund (BIF) report prepared by for the OMC. The BIF report once adopted by the OMC, determines an adequate estimated annual cost provision requirement based on the needs of the development over a 30-year

period. The BIF report will identify those works which are necessary to maintain, repair, and enhance the premises over the 30-year life cycle period,

In line with the requirements of the MUD Act, the members of the OMC will determine and agree each year at a General Meeting of the members, the contribution to be made to the Sinking Fund, having regard to the BIF report produced.

A sample format of the typical BIF report is set out in Appendix A.

**Note:** the detail associated with each element heading i.e. specification and estimate of the costs to maintain / repair or replace, can only be determined after detailed design and the procurement/ construction of the development and therefore has not been included in this document.

## SECTION 02

**MEASURES SPECIFICALLY CONSIDERED BY THE PROPOSER TO EFFECTIVELY  
MANAGE AND REDUCE COSTS FOR THE BENEFIT OF RESIDENTS.**

## 2.1 Energy and Carbon Emissions

The following are an illustration of the energy measures that are planned for the units to assist in reducing costs for the occupants.

Measure	Description	Benefit																											
<p><b>BER Certificates</b></p>	<p>A Building Energy Rating (BER) Certificate highlighting the BER shall be provided for each dwelling within the development. These ratings are calculated based on the energy performance of each dwelling taking into account factors which include but are not limited to lighting, heating and hot water, buildings fabrics, occupancy and renewable energy installations; air source heat pumps and a photovoltaic system in this case. The BER that is proposed for the apartments in this development is an A2 rating. These ratings will provide annual energy consumption and CO<sup>2</sup> emissions figure of:</p> <p>A2 – 25-50 kWh/m<sup>2</sup>/yr with CO<sup>2</sup> emissions of 10 kgCO<sup>2</sup>/m<sup>2</sup>/yr            A3 – 51-75 kWh/m<sup>2</sup>/yr with CO<sup>2</sup> emissions of 10 kgCO<sup>2</sup>/m<sup>2</sup>/yr</p>	<p>A high BER rating results in reduced energy consumption and running costs.</p>																											
<p><b>Fabric Energy Efficiency</b></p>	<p>This development has been designed to comply with all current regulatory requirements set out in Technical Guidance Document Part L, 'Conservation of Fuel and Energy'.</p> <p>The U-Values of the proposed building fabrics have been chosen to not only ensure compliance with current building regulations but to also assist with the aim of reducing energy consumption and achieving the desired BER as stated above.</p> <p>Thermal bridging at junctions between construction elements and at other locations shall be minimised in accordance with Paragraph 1.2.4.2 and 1.2.4.3 within the Technical Guidance Document Part L. See Table 1 of TGD Part L.</p> <table border="1" data-bbox="1025 735 1391 1331"> <caption><b>Table 1 Maximum elemental U-value (W/m<sup>2</sup>K)<sup>1,2</sup></b></caption> <thead> <tr> <th data-bbox="1032 783 1151 895">Column 1 Fabric Elements</th> <th data-bbox="1151 783 1270 895">Column 2 Area-weighted Average Elemental U-Value (Um)</th> <th data-bbox="1270 783 1386 895">Column 3 Average Elemental U-value – individual element or section of element</th> </tr> </thead> <tbody> <tr> <td colspan="3" data-bbox="1032 895 1386 919">Roofs</td> </tr> <tr> <td data-bbox="1032 919 1151 967">Pitched roof - Insulation at ceiling</td> <td data-bbox="1151 919 1270 967">0.16</td> <td data-bbox="1270 919 1386 967">0.3</td> </tr> <tr> <td data-bbox="1032 967 1151 1015">- Insulation on slope</td> <td data-bbox="1151 967 1270 1015">0.16</td> <td data-bbox="1270 967 1386 1015"></td> </tr> <tr> <td data-bbox="1032 1015 1151 1038">Flat roof</td> <td data-bbox="1151 1015 1270 1038">0.20</td> <td data-bbox="1270 1015 1386 1038"></td> </tr> <tr> <td data-bbox="1032 1038 1151 1062">Walls</td> <td data-bbox="1151 1038 1270 1062">0.21</td> <td data-bbox="1270 1038 1386 1062">0.6</td> </tr> <tr> <td data-bbox="1032 1062 1151 1086">Ground floors<sup>3</sup></td> <td data-bbox="1151 1062 1270 1086">0.21</td> <td data-bbox="1270 1062 1386 1086">0.6</td> </tr> <tr> <td data-bbox="1032 1086 1151 1118">Other exposed floors</td> <td data-bbox="1151 1086 1270 1118">0.21</td> <td data-bbox="1270 1086 1386 1118">0.6</td> </tr> <tr> <td data-bbox="1032 1118 1151 1158">External doors, windows and rooflights</td> <td data-bbox="1151 1118 1270 1158">1.6<sup>4</sup></td> <td data-bbox="1270 1118 1386 1158">3.0</td> </tr> </tbody> </table> <p data-bbox="1025 1158 1391 1331"><i>Notes:</i>            1. The U-value includes the effect of unheated voids or other spaces.            2. For alternative method of showing compliance see paragraph 1.3.2.3.            3. For insulation of ground floors and exposed floors incorporating underfloor heating, see paragraph 1.3.2.2.            4. Windows, doors and rooflights should have a maximum U-value of 1.6 W/m<sup>2</sup>K when their combined area is 25% of floor area. However areas and U-values may be varied as set out in Table 2.</p>	Column 1 Fabric Elements	Column 2 Area-weighted Average Elemental U-Value (Um)	Column 3 Average Elemental U-value – individual element or section of element	Roofs			Pitched roof - Insulation at ceiling	0.16	0.3	- Insulation on slope	0.16		Flat roof	0.20		Walls	0.21	0.6	Ground floors <sup>3</sup>	0.21	0.6	Other exposed floors	0.21	0.6	External doors, windows and rooflights	1.6 <sup>4</sup>	3.0	<p>Lower U-Values and improved air tightness will be achieved to reduce the amount of heat loss throughout the building fabric and lower the consumption of energy and therefore carbon emissions.</p>
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Measure	Description	Benefit
<b>Energy Labelled White Goods</b>	<p>All white goods within the development, if installed by the developer, shall be of high quality with high energy efficiency ratings. It is expected that the white goods package will include the following equipment and energy efficiency ratings:</p> <ul style="list-style-type: none"> <li>• Oven – A</li> <li>• Fridge Freezer – A+</li> <li>• Dishwasher – A+</li> <li>• Washer/Dryer – B</li> </ul>	<p>The provision of highly rated energy efficient appliances will result in an overall reduction in energy consumption for all tenants.</p>
<b>External Lighting</b>	<p>The lighting configuration has been carefully selected to achieve recommended illuminance levels whilst minimising light spill. This is achieved by a combination of optimised column height, luminaire Wattage, optical setting and column location. All luminaires proposed have high performance optics designed to get the light onto the target area thus minimising spill light. The Upward Light Ratio (ULR) is 0%. The colour temperature of the LEDs for environmental areas to range from 2200K - 2700K. Also rear louvres are fitted to further minimise the amount of back spill light.</p> <p>Proposed column mounted luminaires between 4m-6m mounting height, LED handrails and any bollards at a nominal 1.0m mounting height.</p>	<p>The site lighting has been designed to provide a safe environment for pedestrians, cyclists and moving vehicles, to deter anti-social behaviour and to limit the environmental impact of artificial lighting on any flora and fauna within the area.</p> <p>Individual PECU control allows for the optimum and efficient operation of light fittings to ensure that the energy efficiency of the site lighting within the development is maximised.</p>

The following are **Low energy technologies** that are being considered for the development and during the design stage of the development the specific combination from the list below will be decided on and then implemented to achieve the A2/A3 BER Rating

Measure	Description	Benefit
<b>Condensing Natural Gas Boilers</b>	Condensing boilers are being investigated as they have a higher operating efficiency, typically over 90%, than standard boilers and have the benefit of lower fuel consumption resulting from the higher operating efficiencies.	Condensing boilers use the heat losses from the boiler flue to preheat the circulating heating water. By preheating the heating water, the boiler can achieve efficiencies in excess of 90%
<b>Natural Ventilation</b>	Natural ventilation is being evaluated as one ventilation strategy to minimise energy usage and noise levels.	The main advantages of natural ventilation are: <ul style="list-style-type: none"> <li>• Completely passive therefore no energy required.</li> <li>• Reduced environmental impact as minimal equipment disposal over life cycle.</li> </ul>
<b>Mechanical Ventilation Heat Recovery (MVHR)</b>	Mechanical heat recovery ventilation (MVHR) will be considered to provide ventilation with low energy usage.	MVHR provides tempered fresh air to occupied spaces. Heat is removed from exhaust air stream and transferred into the fresh air supply stream negating the need to use energy to heat the air.  MVHR also reduces the heating load on the boiler plant by eliminating cold air infiltration.
<b>Photovoltaic (PV) Solar Panels</b>	PV Solar Panels are being considered for the development to offer a secondary source of electrical energy.  The panels are typically placed on the South facing side of the building for maximum electricity generation.	PV Solar Panels offer the benefit of reducing fossil fuel consumption and carbon emissions to the environment.  They also reduce the overall requirement to purchase electricity from the grid.
<b>Air Source Heat Pump (ASHP)</b>	Air source heat pumps are being investigated as part of the overall energy strategy for the apartments and houses. The air source heat pump utilises inverter compressors adjusted to suit heating demand. Modern heat pumps will typically provide 4 to 5 times more heat energy to the dwelling than the electrical energy they consume.	Heat pumps offer lower consumption of energy and therefore lower carbon emissions.
<b>ECAR Charging Points</b>	Ducting shall be provided from local landlord distribution boards to designated E-car charging car park spaces. This will enable the management company the option to install a number of E-car charging points to cater to the future E-car demand of the residents.	Providing the option of E-car charging points will futureproof the development and facilitate residents and tenants move to EV motoring.

## 2.2 Materials

The practical implementation of the Design and Material principles has informed design of building facades, internal layouts and detailing of the proposed apartment building.

### 2.2.1 Buildings

Apartment Buildings are designed in accordance with the Building Regulations, in particular Part D 'Materials and Workmanship', which includes all elements of the construction. The Design Principles and Specification are applied to both the apartment units and the common parts of the building and specific measures taken include:

<b>Measure Description</b>	<b>Benefit</b>
Use of brick, self-coloured render and pre-cast concrete panels systems	All of these require low/minimal maintenance
Daylighting to circulation areas as far as possible	Avoids the requirement for continuous artificial lighting
Natural/Passive ventilation system to circulation and other common areas	Avoids costly mechanical ventilation systems and associated maintenance and future replacement
External paved and landscaped areas	All of these require low/minimal maintenance

## 2.2.2 Material Specification

Measure Description	Benefit
<p>Consideration is given to the requirements of the Building Regulations and includes reference to BS 7543:2015, 'Guide to Durability of Buildings and Building elements, Products and Components', which provides guidance on the durability, design life and predicted service life of buildings and their parts. All common parts of the proposed Apartment buildings and, the durability and performance of these are designed and specified in accordance with Figure 4; Phases of the Life Cycle of BS7543; 2015. (Please see Appendix B for this figure). The common parts are designed to incorporate the guidance, best practice principles and mitigations of Annexes of BS 7543: 2015 including:  Annex A Climatic Agents affecting Durability  Annex B Guidance on materials and durability  Annex C Examples of UK material.</p>	<p>Ensures that the long-term durability and maintenance of Materials is an integral part of the Design and Specification of the proposed development.</p>
<p>Use of brickwork and self-coloured render / pre-cast concrete panel systems on external facades.</p>	<p>Requires no on-going maintenance.</p>
<p>Use of factory finished uPVC or aluminium windows and doors and installation of factory finished precast concrete and steel composite balcony systems.</p>	<p>Requires no on-going maintenance.</p>

## 2.3 Landscape

	<b>Measure Description</b>	<b>Benefit</b>
<b>Paving and Decking Materials</b>	Use of robust, high-quality paving and decking materials, with robust and proven details.	Required on-going maintenance significantly reduced.
<b>Materials</b>	Material specification obtained in advance of procurement for review of petrographic data (where applicable on natural stone products), ethical sourcing as well as technical compliance with flexural strength and slip resistant surfacing.	Compliance with minimum standards for use of materials in external spaces mitigates potential hazards and frequency of replacement/maintenance.
<b>Site Layout and Design</b>	The retention of existing large species mature trees and hedgerows where relevant combined with a generous provision of newly formed landscaped public open spaces and communal private spaces with bespoke seating, mounding, informal play opportunities and a range of high-quality tree, shrub and herbaceous planting. The open spaces are designed with robust, universally accessible materials, striking the balance between low maintenance and aesthetic quality commensurate with the development.	Inclusive spaces, SUDS, low maintenance

## 2.4 Waste Management

The following measures illustrate the intentions for the management of Waste.

Measure	Description	Benefit
<b>Construction and Operational Waste Management Plan</b>	The application is accompanied by an Operational Waste Management Plan prepared by AWN.	The report demonstrates how the scheme has been designed to comply with best practice.
<b>Storage of Non-Recyclable Waste and Recyclable Household Waste</b>	Inclusion of dedicated and conveniently accessible bin storage facilities in each block.  Domestic waste management strategy: Black, Brown & Green bin distinction. Competitive tender for waste management collection.	Easily accessible by all residents and minimises potential littering of the scheme.  Helps reduce potential waste charges.
<b>Composting</b>	Organic waste bins to be provided throughout.	Helps reduce potential waste charges.

## 2.5 Health & Well being

The following are illustrations of how the health and well-being of future residents are considered.

Measure	Description	Benefit
<b>Natural daylight</b>	The design, separation distances and layout of the apartment block has been designed to optimize the availability of natural daylight/sunlight to the proposed dwellings to provide good levels of natural light.	Reduces reliance on artificial lighting thereby reducing costs.
<b>Accessibility</b>	All units will comply with the requirements of Part M/K.	Reduces the level of adaptation, and associated costs, potentially necessitated by residents' future circumstances.
<b>Security</b>	The scheme is designed to incorporate passive surveillance with the following security strategies likely to be adopted: <ul style="list-style-type: none"> <li>• CCTV monitoring details</li> <li>• Car registration recognition at entrance gate</li> <li>• Secure bicycle stands – covered by CCTV</li> <li>• Routine access fob audits.</li> </ul>	Help to reduce potential security/management costs.
<b>Natural Amenity</b>	Well landscaped communal open space areas for all apartment residents and convenient access to public open space linear parks and pocket parks.	Facilitates community interaction, socialising and play – resulting in improved wellbeing.

Measure	Description	Benefit
	Dedicated green link connections north to Shanganagh Park Regional Park and future East Coast Cycle Route.	Pedestrian and cycle permeability and connectivity to other local amenities and parks promotes a healthy lifestyle.

## 2.6 Management

Consideration has been given to ensuring the homeowners have a clear understanding of their property.

Measure	Description	Benefit
<b>Home User Guide</b>	<p>Once a purchaser completes their sale, a homeowner box will be provided which will include:</p> <ul style="list-style-type: none"> <li>• <b>Homeowner manual</b> – this will provide important information for the purchaser on details of their new property. It typically includes details of the property such as MPRN and GPRN, information in relation to connection with utilities and communication providers, contact details for all relevant suppliers and User Instructions for appliances and devices in the property.</li> <li>• <b>A Residents Pack</b> prepared by the OMC which will typically provide information on contact details for the Managing agent, emergency contact information, transport links in the area and a clear set of rules and regulations.</li> </ul>	Residents are as informed as possible so that any issues can be addressed in a timely and efficient manner.

## 2.7 Transport

Measure	Measure Description	Benefit
<p><b>Access to Public Transport (Bus Services)</b></p> <p><b>Access to Public Transport (Rail Services)</b></p>	<p>The site is located immediately adjacent (within c.100m) of the BusConnects bus corridor on the R119 (Old Dublin Road) to the west, which is proposed to be upgraded as part of BusConnects Core Bus Corridor 13 (Bray to UCD / City Centre), with enhanced bus priority and improved active travel provision along the Dublin Road.</p> <p>The site is located immediately adjacent (within c.100m) of Woodbrook DART Station to the east, completed in tandem with Phase 1 and operational since August 2025.</p>	<p>Availability, proximity and accessibility to high quality public bus transport services contributes to reducing reliance on the private motor vehicle for all journey types.</p> <p>The DART provides an alternative high frequency public transport option to the bus for commuting to the city centre. The availability, proximity and ease of access to high quality public transport services contributes to reducing the reliance on the private motor vehicle for all journey types.</p>
<b>Permeable Connections</b>	Provision and subsequent maintenance of dedicated pedestrian and cycle infrastructure on-site including dedicated green links north to Shanganagh Park Regional Park and Shankill beyond and potential future links directly south to Bray and along the existing Old Dublin Road to Bray provides access to the full range of available retail, commercial, community and educational facilities.	Ensure the long-term attractiveness of walking and cycling to a range of local education, retail and community facilities and services.
<b>Bicycle Storage</b>	591 No. bicycle parking spaces are provided internally within the scheme in line with the new apartment guideline requirements and promotes sustainable transport modes. These are provided in the form of secure sheltered resident and sheltered visitor spaces.	Accommodates the uptake of cycling and reduces the reliance on the private motor vehicle.
<b>ECAR Facilities</b>	Ducting will be provided from a local landlord distribution board to designated E-car charging car parking spaces.	Facilitates the move to EV motoring which assists in decarbonising society and reducing oil dependency.
<b>Car Sharing</b>	The wider scheme will include 2 no. designated car sharing spaces for the use of residents.	Reduces the reliance on the private motor vehicle and reduces oil dependency.

## Appendix A:

### ITEMS INCLUDED IN A TYPICAL BIF

The BIF table below illustrates what would be incorporated for the calculation of a Sinking Fund.

<b>BUILDING INVESTMENT FUND (SINKING FUND) CALCULATIONS</b>			
<b>Ref</b>	<b>Element</b>	<b>Life Expectancy</b>	<b>Amount</b>
<b>1.00</b>	<b>Roofs</b>		
1.01	Replacement roof covering incl. insulation to main roofs/ overhaul to roofs.	25	
1.02	Replacement parapet details Replacement/repairs to fascias	25	
1.03	Replace roof access hatches	25	
1.04	Specialist Roof Systems - Fall arrest	25	
1.05	Overhaul waterproofing details to roof paved areas	18	
<b>2.00</b>	<b>Elevations</b>		
2.01	Decorate rendered panels to apartments	25	
2.02	Minor repairs and preparation for decorations of rendered areas	20	
2.03	Replace exit/ entrance doors	25	
2.04	Replace Rainwater goods	25	
2.05	Recoat powder coated Finishes to balconies / Grills to Basement vents	20	
2.06	Periodic replacement and overhauling of external fixings	5	
2.07	Replace Balcony floor finishes	20	
<b>3.00</b>	<b>Staircores &amp; Lobbies</b>		
3.01	Decorate Ceilings	7	
3.02	Decorate Walls	7	
3.03	Decorate Joinery	7	
3.04	Replace fire doors	25	
3.05	Replace carpets (stairwells & lobbies)	12	
3.06	Replace entrance mats	10	

<b>BUILDING INVESTMENT FUND (SINKING FUND) CALCULATIONS</b>			
<b>Ref</b>	<b>Element</b>	<b>Life Expectancy</b>	<b>Amount</b>
3.07	Replace nosings	12	
3.08	Replace ceramic floors tiles Entrance lobbies	20	
3.09	Fixed Furniture & Equipment - Provisional Sum	18	
<b>4.00</b>	<b>Common Area Bin Stores, Car Parking &amp; Bicycle Parking</b>		
4.01	Remove/ Replace ceiling insulation	25	
4.02	Repaint parking spaces & Numbering	7	
4.03	Replace bin store doors, ironmongery & digi-locks	15	
4.04	Replace Bike stands	20	
<b>5.00</b>	<b>M&amp;E Services</b>		
5.01	General - Internal relamping	7	
5.02	Replace Internal light fittings	20	
5.03	Replace External light fittings (lights at entrance lobbies)	15	
5.04	Replace smoke detector heads	20	
5.05	Replace manual break glass units/ disabled refuge call points	15	
5.06	Replace Fire alarm panel	15	
5.07	Replace lift car and controls	25	
5.08	Replace AOV's	25	
5.09	Replace security access control installation	15	
5.10	Sump pumps replacement	15	
5.11	External Mains Water connection	25	
5.12	Electrical Mains and Sub Mains distribution	25	
5.13	Emergency Lighting	25	
5.14	Overhaul and/or replace Waste Pipes, Stacks & Vents	20	
<b>6.00</b>	<b>Exterior</b>		
6.01	External boundary treatments - Recoat powder coated Finishes to railings	25	
6.02	Replace external signage	18	
6.03	Replace paving areas.	18	
6.04	Replace CCTV provision	12	
6.05	Overhaul landscaping generally incl. cutback and thinning of trees	18	
6.06	External Handrails and balustrade	18	

